

RESIDENT'S GUIDE TO THE PROPERTY MAINTENANCE CODE

WHAT IS THE PROPERTY MAINTENANCE CODE

The Property Maintenance Code (PMC) is Part III of the Virginia Uniform Statewide Building Code adopted by Fairfax County. The PMC is a set of regulations related to the upkeep and maintenance of residential dwellings. The regulations are designed and implemented to promote the health, safety and general welfare of the public. The more common PMC violations found in single family detached dwellings in Fairfax County are associated with the following PMC regulations:

SLEEPING AREAS

The PMC requires that each sleeping area be provided with an emergency access window of a minimum area of approximately 6 square feet and a smoke alarm.

HOARDING

Hoarding can be characterized as the mass accumulation of trash, garbage and debris in a dwelling in such a manner that constitutes a safety hazard to the resident as well as the public and public safety staff, such as firefighters. The PMC requires that all residences be kept in a clean and sanitary manner.

HEATING/COOLING ISSUES

The PMC requires that landlords must provide adequate heating and cooling to tenants throughout the year. Common problems include broken furnaces and air conditioning units.

DAMAGED STRUCTURES

The PMC requires that all structures must be kept in good repair and in sound condition both on the exterior and interior of the structure. Common problems include broken windows, falling gutters, and missing siding.

INSECTS/RODENTS

The PMC does not have regulations regarding the presence of insects such as roaches or rodents. The PMC does, however, require that any structural damage done by the insects and rodents be repaired.

MOLD

The PMC does not have regulations regarding the presence of mold in a dwelling. The PMC does, however, require that any structural defect such as a broken water pipe that causes the mold must be repaired.

PLUMBING ISSUES

The PMC requires that all plumbing fixtures such as toilets and water lines, and sewage lines must be kept in good repair and in sound condition. Common problems include broken water lines, malfunctioning toilets and sewer backups.

ELECTRICAL ISSUES

The PMC requires that all electrical fixtures such electrical outlets and electrical panels must be kept in good repair and in sound condition both on the exterior and interior of the structure. Common problems include broken outlets and improper wiring.

If you have questions regarding particular provisions of the Property Maintenance Code or you want to report a violation, call the Zoning Enforcement Branch of the Department of Planning and Zoning at 703-324-1300 or go online at www.fairfaxcounty.gov/DPZ/eservices